



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 x1120 • FAX (508) 839-4602
www.grafton-ma.gov
planningdept@grafton-ma.gov

PLANNING DEPARTMENT

APPLICATION FOR A HEARING UNDER THE SCENIC ROAD BYLAW

The Grafton Scenic Road By-Law (Town of Grafton General By-Law, Section 24) provides that any repair, maintenance, reconstruction of paving work done with respect to any road designated as a Scenic Road shall not involve or include the cutting or removal of trees or tearing down or destruction of stone walls, or portions thereof, except with prior written consent of the Planning Board after a public hearing.

APPLICANT INFORMATION

SRP 2020-02

NAME STEVEN VENINCASA
STREET P.O. Box 1205 CITY/TOWN WESTBOROUGH
STATE MA ZIP 01581 TELEPHONE (508) 366-2394

PROPERTY OWNER INFORMATION

NAME SAME
STREET _____ CITY/TOWN _____
STATE _____ ZIP _____ TELEPHONE _____

Deed recorded in the Worcester District Registry of Deeds: Book 37262 Page 367

LOCATION OF PROPERTY ASSESSOR'S MAP 32 LOT #(S) 10

STREET AND NUMBER 88 ADAMS ROAD

Location of Work (Telephone poles, other landmarks) NORTH OF #88 IN TRAVELED WAY
AND SOUTH OF #88 AT EDGE OF RIGHT OF WAY

Brief Description of Proposed Work LOWERING OF TRAVELED WAY SURFACE GRADES
IMMEDIATELY NORTH OF PROPOSED INTERSECTION, REMOVAL OF 3 TREES SOUTH OF IT.

Linear Extent of Work 175'

Description of impact of work on trees / walls NO CHANGE TO WALLS APPROX.
3 TREES TO BE REMOVED

Describe why this impact is unavoidable THESE ARE SAFETY MEASURES TO IMPROVE
SIGHT DISTANCE

RECEIVED

Corrective activities by the Applicant to mitigate impacts _____

October 2, 2020

Applicant's Signature _____ **Planning Board** Date: _____
Grafton, MA

Property Owner's Signature (if not Applicant) Steven Venincasa Date: 9/28/20



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4602
www.grafton-ma.gov

TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input checked="" type="checkbox"/> Conservation	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

STEVEN VENINCASA
Petitioner Name

P.O. Box 1205
Petitioner Address

WESTBROOK, MA 01581
City, State, Zip

(508) 560-9440
Phone

Property Owner / Company Name

88 ADAMS ROAD
Property Address

Grafton, MA
City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	<input checked="" type="checkbox"/>		
Personal Property			<input checked="" type="checkbox"/>
Motor Vehicle Excise			<input checked="" type="checkbox"/>
Disposal			<input checked="" type="checkbox"/>
General Billing			<input checked="" type="checkbox"/>

Beth Schrottman
Treasurer / Collector Name (please print)

Beth Schrottman
Treasurer / Collector Signature

9/28/2020
Date

88 ADAMS ROAD
MAP 32, LOT 10

TAMMY KALINOWSKI, OFFICE MANAGER

ID	PARCEL ID	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
024.0-0000-0013.0	116 ADAMS ROAD	LAFLAMME KATHLYN TRUSTEE	KATHLYN LAFLAMME REVOCABLE TRUST	112 ADAMS ROAD	N GRAFTON	MA	01536	58895	282
032.0-0000-0006.0	98 ADAMS ROAD	MAJEWSKA ANIA E	JAROWICKI KRZYSZTOF	98 ADAMS ROAD	N GRAFTON	MA	01536	50156	362
032.0-0000-0007.0	96 ADAMS ROAD	DISTEFANO JOSEPH A	DISTEFANO AMY ELIZABETH	96 ADAMS ROAD	N GRAFTON	MA	01536	51990	43
032.0-0000-0008.0	94 ADAMS ROAD	TURCOT SERGE		94 ADAMS ROAD	N GRAFTON	MA	01536	58530	31
032.0-0000-0009.0	92 ADAMS ROAD	ANDERSON BRUCE E	ANDERSON LINDA	92 ADAMS ROAD	N GRAFTON	MA	01536	54145	96
032.0-0000-0010.0	88 ADAMS ROAD	VENINCASA STEVEN		P.O. BOX 1205	WESTBORO	MA	01581	37262	367
032.0-0000-0010.A	90 ADAMS ROAD	HOGGE RONALD E		90 ADAMS ROAD	N GRAFTON	MA	01536	45503	77
032.0-0000-0010.B	82 ADAMS ROAD	SMITH JASON	SMITH BEATA	82 ADAMS ROAD	N GRAFTON	MA	01536	41496	63
032.0-0000-0011.0	84 ADAMS ROAD	REINHARDT JAMES R	REINHARDT DONNA M	84 ADAMS ROAD	N GRAFTON	MA	01536	45051	98
032.0-0000-0012.0	86 ADAMS ROAD	UNDERWOOD GEOFFREY C	UNDERWOOD LINDA M	86 ADAMS ROAD	N GRAFTON	MA	01536	12743	93
032.0-0000-0013.A	106 ADAMS ROAD	LUKAS KARYN A	O'CONNOR DAVID B	106 ADAMS ROAD	N GRAFTON	MA	01536	11213	299
032.0-0000-0013.E	102 ADAMS ROAD	HERNANDEZ JAVIER	HERNANDEZ LINDSAY A HARVEY	102 ADAMS ROAD	N GRAFTON	MA	01536	58525	356
032.0-0000-0013.F	100 ADAMS ROAD	ADAMS EMANUELA G	ADAMS RICHARD J	100 ADAMS RD	N GRAFTON	MA	01536	13307	286
032.0-0000-0014.0	93 ADAMS ROAD	FARLEY KEVIN F	FARLEY CAROL A	93 ADAMS ROAD	N GRAFTON	MA	01536	7243	97
032.0-0000-0015.0	89 ADAMS ROAD	MEDINA JEFFREY	MEDINA ADRIENNE MARIE	89 ADAMS ROAD	N GRAFTON	MA	01536	63081	250
VARIOUS	VARIOUS	MASS TURNPIKE AUTHORITY	MASS HIGHWAY DEPT	128 NORTH STREET	BOSTON	MA	21069	0	0

THOMPSON-LISTON
ASSOCIATES, INC.



Professional Engineers Professional Land Surveyors

Erosion Control Specialists

51 Main Street, Post Office Box 570

Boylston, Massachusetts 01505-0570

Telephone 508-869-6151 FAX 508-869-6842

www.thompsonliston.com

September 29, 2020

Robert Hassinger, Chairman
Grafton Planning Board
30 Providence Road
Grafton, Massachusetts 01519

Re: Scenic Road permit application
For The Ridings, a Flexible Plan Definitive Subdivision
Land at 88 Adams Road, Grafton, Massachusetts
Assessor's map 32 parcel 10

Dear Mr. Hassinger:

Enclosed are four copies of Plans and photos and two copies of documents. These are submitted as required for an application for a permit to work in a Scenic Road, namely Adams Road.

The Applicant, Steven Venincasa, is proposing a development of 39 lots in Grafton with one road extending into Westborough and connecting there to the existing terminus of Harvest Way in that Town. The other point of egress for this project will be an entrance onto Adams Road at the frontage of the parcel with street #88

Three photos are attached which show the location of this proposed intersection and proposed work in the Adams Road right of way. Photo #1 shows that there is already a gap in the stone wall along the Adams Road right of way limits in this location. Photo #2 shows a circled 24 inch oak tree within the right of way, actually in front of the abutter, Underwood, which we propose to remove as it would partially block the line of sight of a driver leaving the new intersection. Photo #3 shows a circled 18 inch oak tree at the edge of the Applicant's property and the right of way which we also propose to remove to be sure of sight distance.

Also included in this filing are copies of sheet P1 from the Definitive Subdivision Plans. This is the Plan and Profile sheet covering the beginning of Libbey Lane, the proposed subdivision road which will enter off the new intersection with Adams Road.

In the upper left corner of this sheet is a note stating that "The Applicant shall re-grade Adams Road north of the proposed intersection to lower the local high point centered 150' north of the intersection approximately 1 foot to increase the available sight distance." Included, as well, is a Sight Distance Confirmation Plan and Profile of Adams Road which shows the grades within 500 feet of this intersection including the location of this local high point to be lowered.

All normal measures for safety, traffic direction and courtesy toward abutters will be taken with the tree cutting and road grading work.


Robert Hassinger, Chairman
The Ridings flexible plan development
Scenic Road permit application
September 29, 2020
Page 2

Lastly, also included in this filing are a Certified List of Abutters, envelopes for abutter notifications and checks in the amounts of \$25 and \$168 payable to the Town of Grafton for the filing fee and advertising fee.

On behalf of the applicant, I ask that the Board please schedule a hearing to discuss this matter and thank you, in advance, for your time and consideration.

Sincerely,

Thompson-Liston Associates, Inc..

A handwritten signature in blue ink, appearing to read 'James Tetreault', with a long horizontal flourish extending to the right.

James Tetreault, PE

Enclosures

Cc: Steven Venincasa







THE APPLICANT SHALL RE-GRADE ADAMS ROAD NORTH OF THE PROPOSED INTERSECTION TO LOWER THE LOCAL HIGH POINT CENTERED 150' NORTH OF THE INTERSECTION APPROXIMATELY 1 FOOT TO INCREASE THE AVAILABLE SIGHT DISTANCE.

N/F
RONALD E. HOGGE
90 ADAMS ROAD

GEOFFREY C. UNDERWOOD
 LINDA M. UNDERWOOD
 86 ADAMS ROAD

CONNECT PROPOSED WATER MAIN TO EXISTING WATER MAIN IN ADAMS ROAD WITH A TAPPING SLEEVE IN ACCORDANCE WITH GRAFTON WATER DISTRICT SPECIFICATIONS.

PROPOSED
WETLAND
REPLICATION
1,870 S.F.
(SEE SHEET

PARCEL D - OPEN SPACE
CDS UNIT MODEL3035-6
INV.IN=426.74(12")
INV.OUT=426.74(12") 30"H

PROPOSED RETAINING WALLS
FROM 4+85 TO 5+65 WITH
3' HIGH, 15' WIDE OPEN
BOTTOM BOX CULVERT

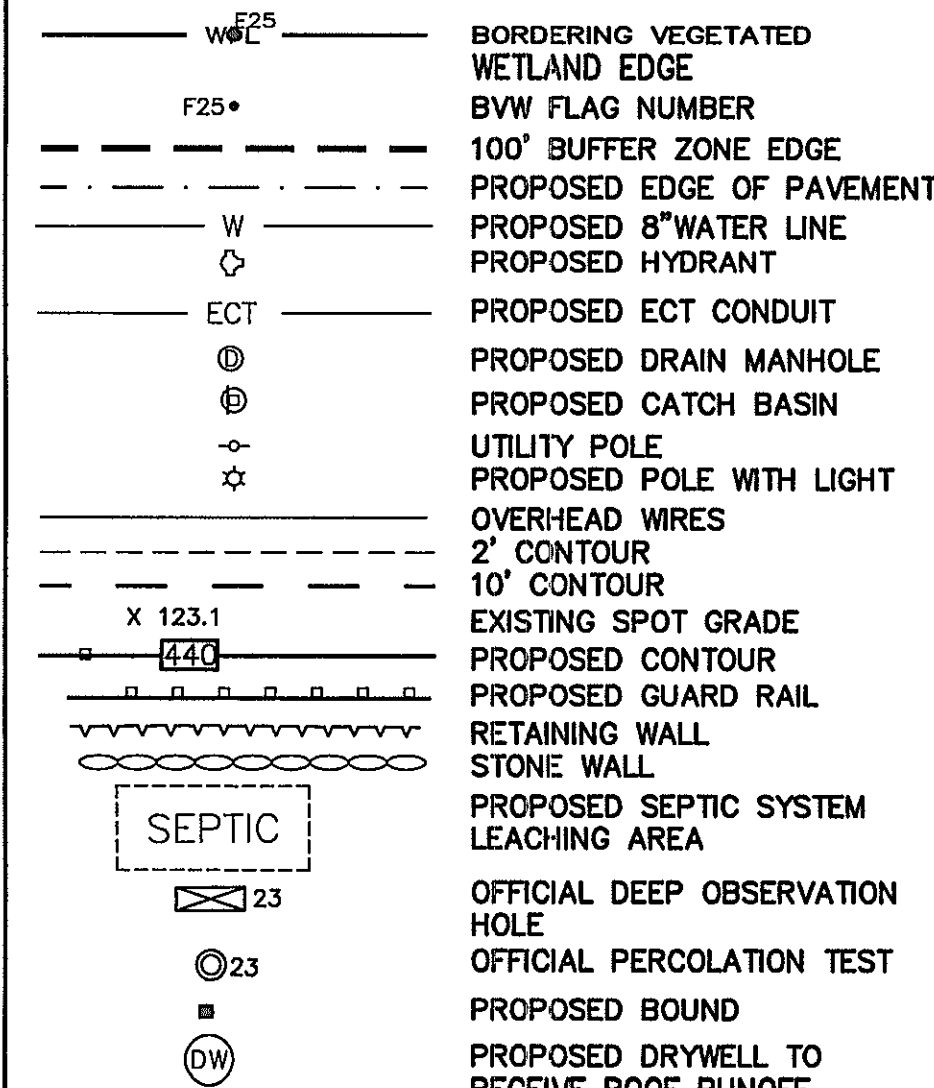
DMH B
RIM ELEV.=434.00
INV.IN=426.64(CDS
INV.IN=427.24(DMH
INV.OUT=426.44(30

PARCEL C -
OPEN SPACE

NOTES:

1. 39 LOTS IN GRAFTON ALL AT LEAST 12,500 S.F.
2. EACH HOUSE SHOWN IS 36'X70'
3. EACH SEPTIC SYSTEM AREA SHOWN IS ABLE TO RECEIVE 4 BEDROOMS FLOW AT A SIZE DESIGNED ASSUMING A 20 MINUTES PER INCH PERCOLATION RATE.

KEY

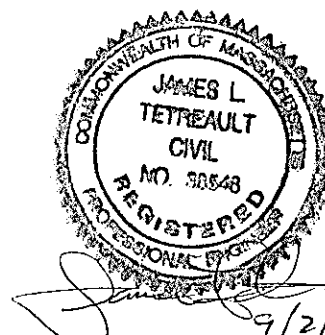


THIS PLAN RECORDED WITH A COVENANT UNDER
GENERAL LAWS, CH. 41, SEC. 81U AS AMENDED AND WHICH
COVENANT ALSO INCLUDES THE FOLLOWING CONDITIONS:

1. NO BUILDING OR STRUCTURE SHALL BE BUILT UPON ANY LOT WITHOUT THE CONSENT OF THE BOARD OF HEALTH.
2. NO LOT SHALL BE BUILT UPON UNTIL RELEASED BY THE PLANNING BOARD. COVENANT RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS BOOK _____, PAGE _____

CONDITIONALLY APPROVED UNDER
THE SUBDIVISION CONTROL LAW.
GRAFTON PLANNING BOARD.
PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION
AS TO CONFORMANCE WITH THE ZONING BYLAW.

DATE: _____



THOMPSON-LISTON
ASSOCIATES, INC.

Professional Engineers Professional Land Surveyors
Landscape Architects Erosion Control Specialists
51 Main Street, Post Office Box 570, Boylston, MA 01505
Telephone 508-869-6151 FAX 508-869-6842

CLT. NO.	JOB NO.
1002	328-0813

DATE: OCTOBER 9, 2018	DWG NO. CASA_WEST_STIDSEN.DWG
--------------------------	----------------------------------

REVISIONS	
DATE:	DESCRIPTION

12/6/18	TOWN REVIEW
2/15/19	TOWN REVIEW
3/26/19	TOWN REVIEW
1/13/20	TOWN REVIEW
7/15/20	TOWN REVIEW
9/2/20	TOWN REVIEW

HORIZONTAL SCALE: 1 INCH = 40 FEET
VERTICAL SCALE: 1 INCH = 4 FEET

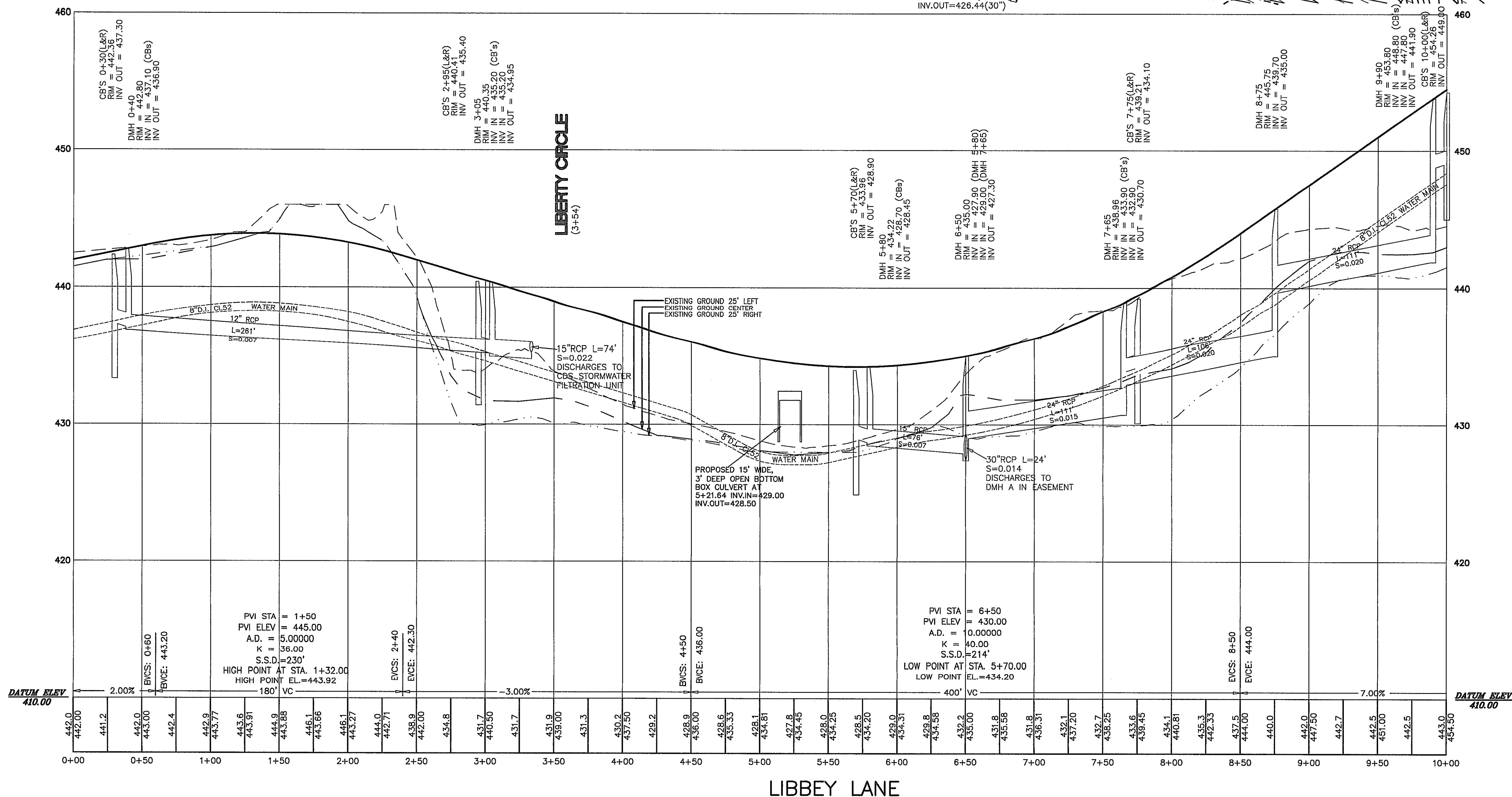
0 10 20 40 80 120

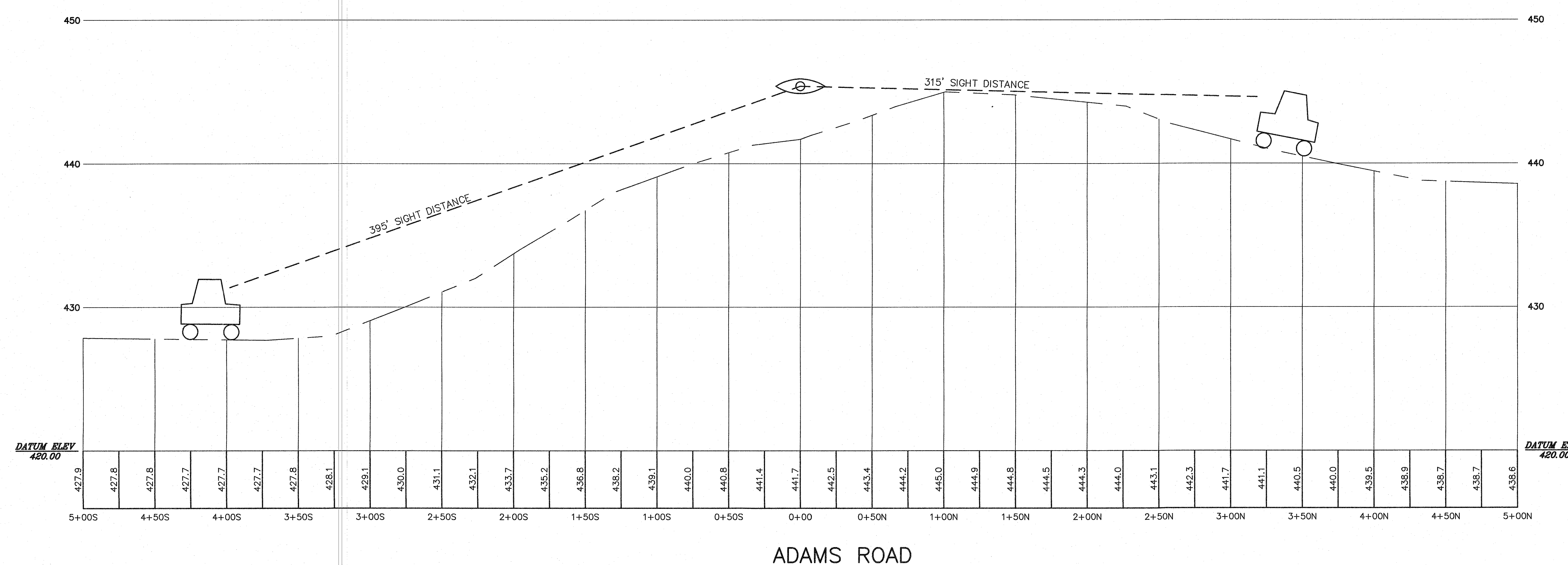
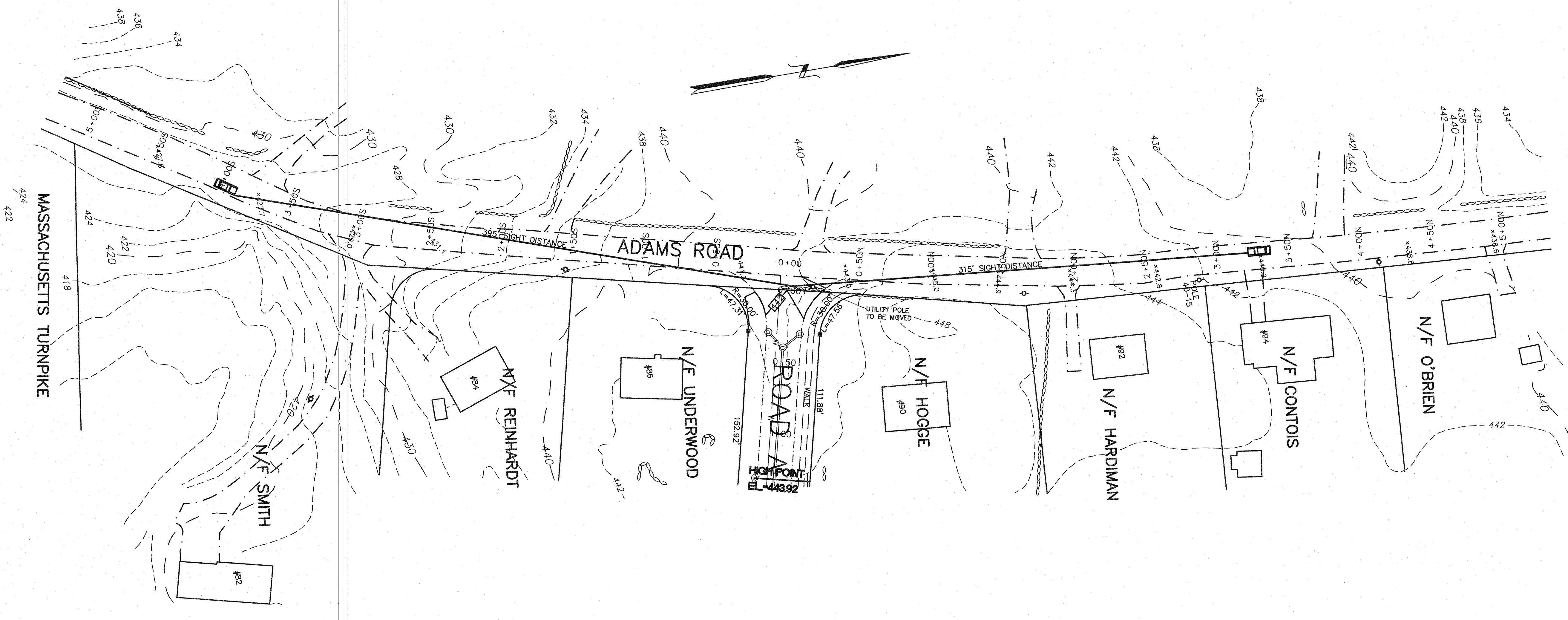
FEET

"THE RIDINGS"
DEFINITIVE SUBDIVISION
PLAN AND PROFILE OF LIBBEY LANE
IN
GRAFTON, MASSACHUSETTS

PREPARED FOR APPLICANT
STEVEN VENINCASA
P.O. BOX 1205
WESTBOROUGH, MASSACHUSETTS 01581

SHEET P1 33 OF 41





- KEY
- EXISTING EDGE OF PAVEMENT
 - - - PROPOSED BERM
 - ☆ UTILITY POLE
 - POLE WITH LIGHT
 - OVERHEAD WIRES
 - - - 2' CONTOUR
 - - - 10' CONTOUR
 - X 123.1 EXISTING SPOT GRADE
 - RETAINING WALL
 - STONE WALL

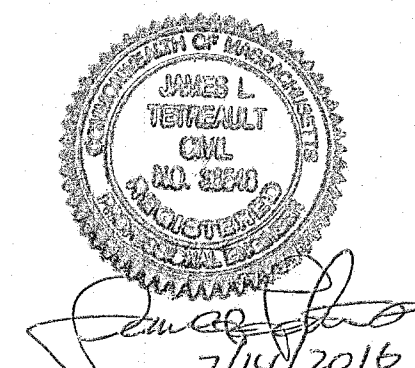
FROM AASHTO, THE DETERMINING FACTOR OF ADEQUATE SIGHT DISTANCE AT A RURAL T INTERSECTION IS A COMPARISON OF AVAILABLE SIGHT DISTANCE VERSUS STOPPING SIGHT DISTANCE FOR VEHICLES TRAVELING ON THE ROAD ONTO WHICH NEW TRAFFIC WILL TURN.

CONLEY ASSOCIATES' ATR DATA FOR ACTUAL TRAFFIC ON ADAMS ROAD FOUND THE 85TH PERCENTILE OF TRAFFIC TO BE TRAVELING AT 37 MILES PER HOUR. FROM EXHIBIT 5-2 OF "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" THE NECESSARY STOPPING SIGHT DISTANCE FOR TRAFFIC AT 40 MPH IS 305 FEET.

AVAILABLE SIGHT DISTANCE LOOKING NORTH FROM THE INTERSECTION OF ROAD A WITH ADAMS ROAD WITH THE DRIVER'S EYE 7 FEET BACK FROM THE ADAMS ROAD GUTTER LINE AND AND SET 1070 MM (42.1 INCHES) ABOVE THE ELEVATION OF PROPOSED PAVEMENT (APPROXIMATELY 0.2' ABOVE THE EXISTING GUTTER LINE) AND LOOKING NORTH FOR AN APPROACHING CAR 1300 MM HIGH (51.2 INCHES) IS 315 FEET. THE LIMITING FACTOR IS THE LOCAL HIGH POINT OF THE PAVEMENT OF ADAMS ROAD APPROXIMATELY 150 FEET NORTH OF THE PROPOSED INTERSECTION.

AVAILABLE SIGHT DISTANCE LOOKING SOUTH FROM THE INTERSECTION OF ROAD A WITH ADAMS ROAD AND USING THE SAME AASHTO STANDARDS FOR THE HEIGHT OF A DRIVER'S EYE AND AN APPROACHING CAR IS 395 FEET. IN THIS CASE, THE LIMITATION IS THAT THE CURVE OF THE ROAD WILL REQUIRE THE LINE OF SIGHT TO GO OFF THE PAVEMENT ONTO THE WEST SIDE OF ADAMS ROAD IF THE DRIVER AT THE NEW INTERSECTION IS TO SEE AN APPROACHING VEHICLE FROM ANY FURTHER AWAY.

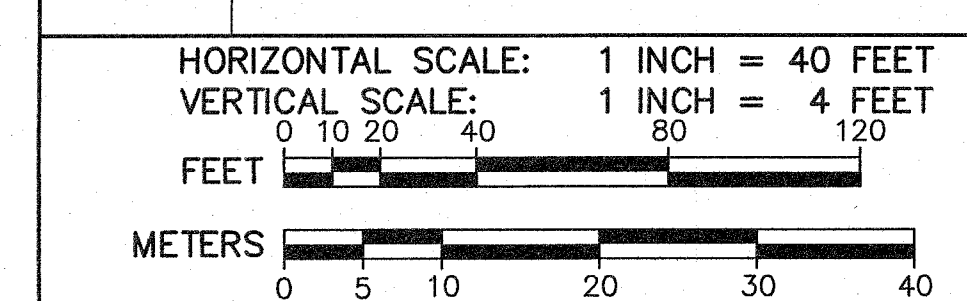
PERSONNEL OF THOMPSON-LISTON ASSOCIATES CONFIRMED THE AVAILABLE SIGHT DISTANCE LOOKING TO THE NORTH IN THE FIELD ON JULY 13, 2016.



THOMPSON-LISTON ASSOCIATES, INC.
Professional Engineers Professional Land Surveyors
Landscape Architects Erosion Control Specialists
51 Main Street, Post Office Box 570, Boylston, MA 01505
Telephone 508-869-6151 FAX 508-869-6842

CLT. NO.	1002	JOB NO.	328-0813
DATE:	JULY 14, 2016	DWG. NO.	CASA_WEST_STIDSEN.DWG

REVISIONS	
DATE:	DESCRIPTION



"THE RIDINGS"
SIGHT DISTANCE CONFIRMATION
PLAN AND PROFILE OF ADAMS ROAD
IN
GRAFTON, MASSACHUSETTS
PREPARED FOR OWNER/APPLICANT
CASA BUILDERS & DEVELOPERS CORP.
STEVEN VENINCASA
P.O. BOX 1205
WESTBOROUGH, MASSACHUSETTS 01581